Loudoun County
VIRGINIA
WHERE TRADITION MEETS INNOVATION

Farmwell Road Intersection, Pedestrian and Bicycle Improvements

Ashburn Village Community Association Board of Directors Meeting

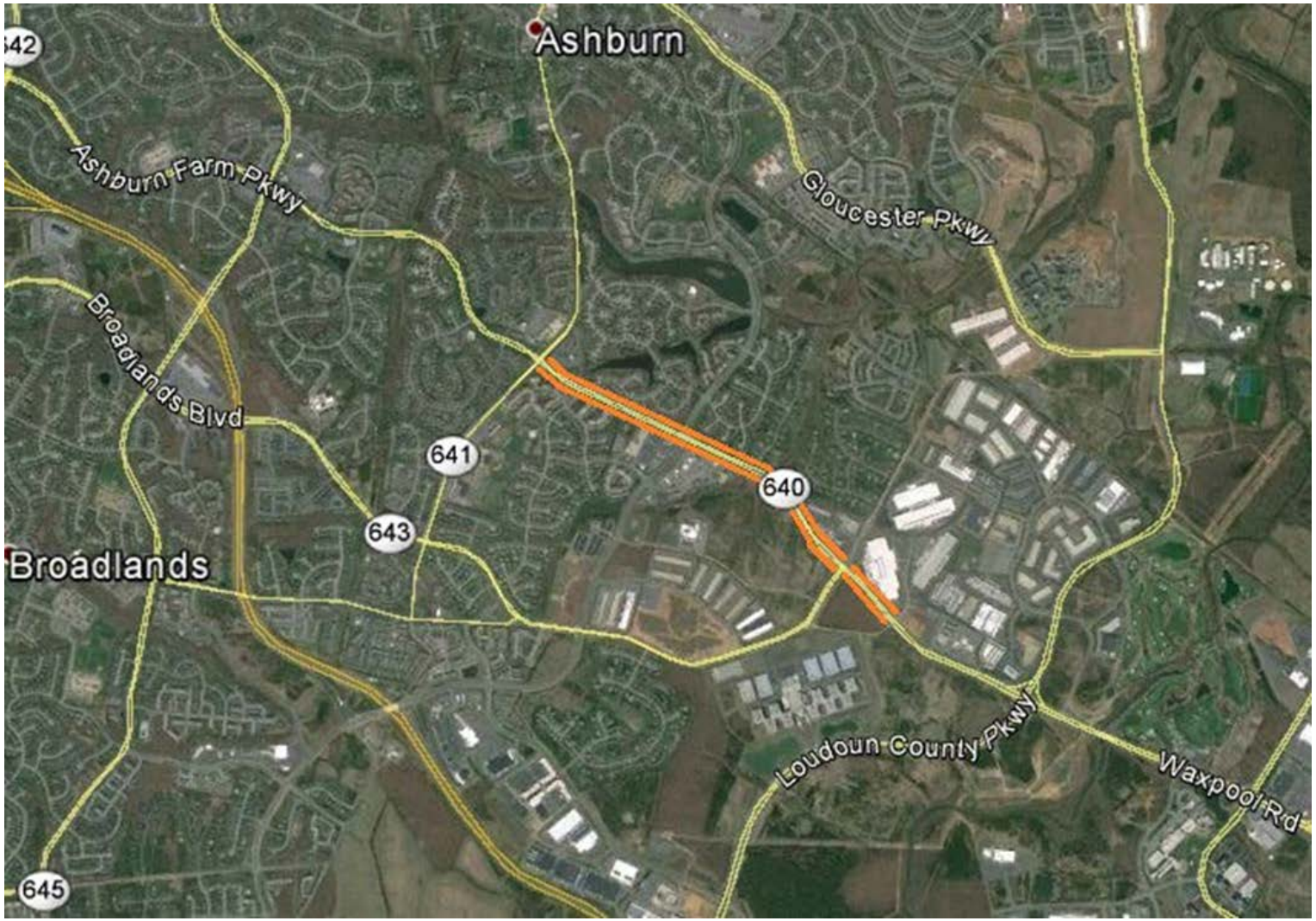
December 8, 2020, 6:00 p.m.

via Zoom

Outline

- Project Background
- Data Collection
- Traffic Analysis
- Proposed Improvements
- Schedule
- Questions and Comments

Project Location: Ashburn Road to East of Waxpool Road



Project Background – Public Input

- May 30, 2017: DTCI took comments from the public at the public information meeting about 6-lane widening project.
- June 14, 2017: Internal Project Re-scoping Meeting – Decision made to defer the widening project and focus on the major intersection roadway improvements. The 6-lane widening is part of the Countywide Transportation Plan (CTP).
- Fall 2017: Additional/Updated Data Collection and Traffic Analysis.
- 2025 Design Year: Preliminary Design of Interim Roadway Improvements.

Data Collection - Supplemental to 2016 Data

- Prior to Re-scope: Updated Traffic Counts at Ashburn Village Blvd.
  - Analysis to determine necessary lane configuration after Gloucester Parkway opened. Determined a single left turn lane would be detrimental to the intersection.
- Fall 2017: Updated Traffic Counts
  - 13-hour Count – Ashburn Village Blvd and Cheltenham Circle and Fultonham Circle.
  - Peak-Hour Counts (6 a.m. – 9 a.m. and 4 p.m. – 7 p.m.)
    - Farmwell Road at:
      - Ashburn Road, Hemingway Drive/Dodge Terrace, Ashburn Village Boulevard, Pipeline Plaza, Estate Place, Ice Rink Plaza, Smith Switch Road/Waxpool Road.

Updated Intersection Improvement Analysis

- Incorporates Updated Traffic Data.
- Analyzes Future Conditions for Design Year 2025 and 2040 as a 4-Lane Roadway.
- Design Recommendations Based on 2025 Design Year.
  - Interior median intersection based on ultimate conditions to minimize future construction.
- Major Intersection Roadway Improvements Recommended:
  - Farmwell Road at Ashburn Road
  - Farmwell Road at Dodge Terrace/Hemingway Drive (add westbound right turn lane)
  - Farmwell Road at Ashburn Village Boulevard
  - Farmwell Road/Waxpool Road at Smith Switch Road
- As per the CTP: Overall analysis still indicates a 6-Lane widening will be required by the 2040 design year.

Approval of Project Scope Adjustments

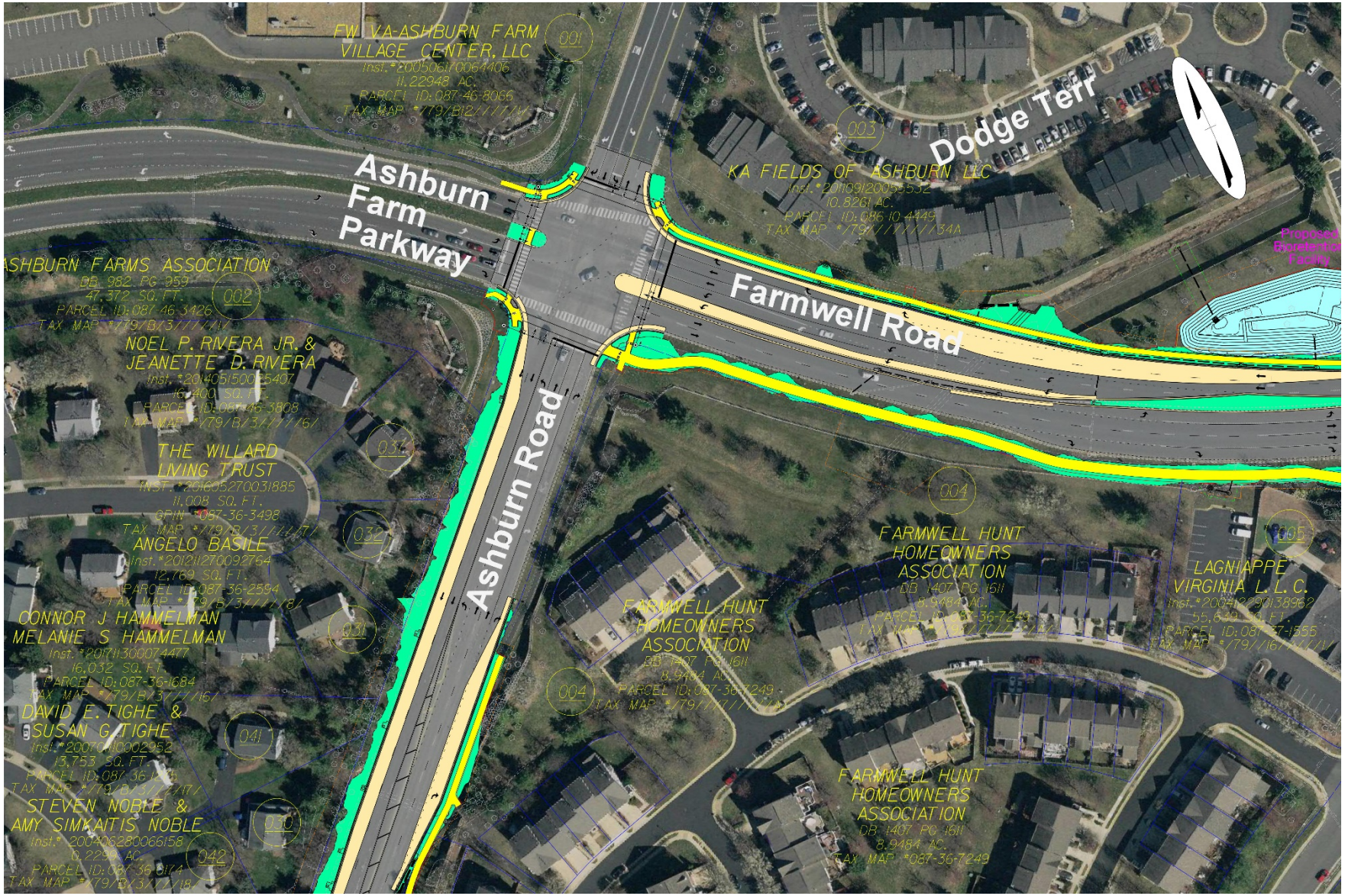
- February 26, 2018: DTCI presented recommended design improvements at the Transportation and Land Use Committee (TLUC) meeting.
  - TLUC unanimously recommended that the Loudoun County Board of Supervisors (Board) approve the scope changes that focus on intersection and pedestrian improvements as interim measures to improve traffic flow in the corridor.
- March 22, 2018: Board unanimously approved the scope adjustments at Business Meeting.

Proposed Phased Improvements

- Improvement of 4 Signalized Intersections.
- Incorporate 2025 Design Needs per Analysis (Pavement Markings).
- Median Area left-turn improvements developed in consideration of the 2040 needs to avoid reconstruction in the future. Limit future construction improvements to outside widening as much as possible.
- Signal Replacement at all 4 Improved Intersections.
- Safe pedestrian connectivity throughout the corridor.

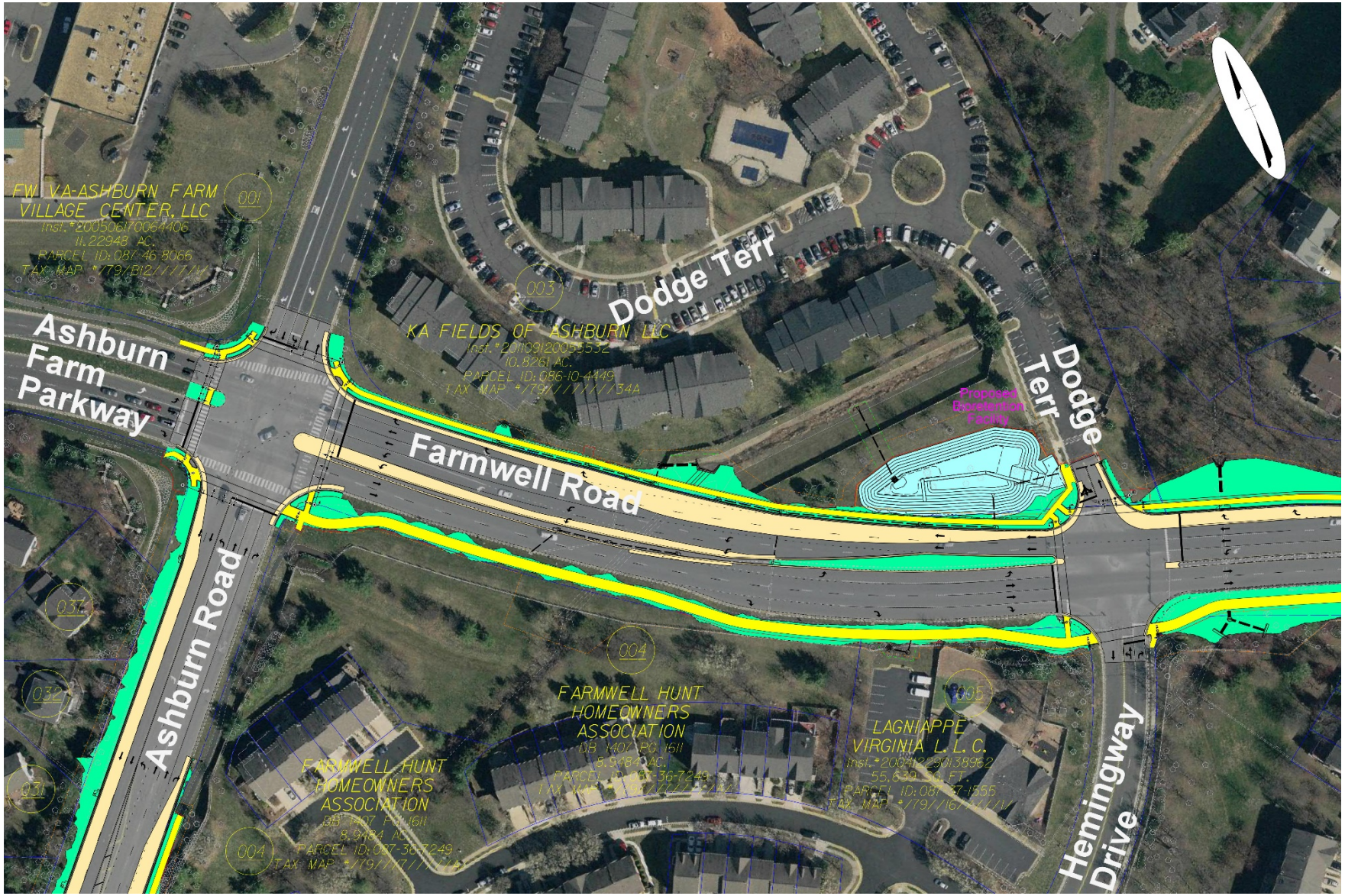
Farmwell Road at Ashburn Road

Northbound Ashburn Road –
Two Through Lanes and Extended Right Turn Lane


Ashburn Farm Parkway
Ashburn Road
Farmwell Road
Dodge Terr
FW VA-ASHBURN FARM VILLAGE CENTER, LLC
KA FIELDS OF ASHBURN LLC
ASHBURN FARMS ASSOCIATION
NOEL P. RIVERA JR. & JEANETTE D. RIVERA
THE WILLARD LIVING TRUST
ANGELO BASILE
CONNOR J. HAMMELMAN
MELANIE S. HAMMELMAN
DAVID E. TIGHE & SUSAN G. TIGHE
STEVEN NOBLE & AMY SIMKAITIS NOBLE
FARMWELL HUNT HOMEOWNERS ASSOCIATION
LAGNIAPPE VIRGINIA L.L.C.
Proposed Bioretention Facility

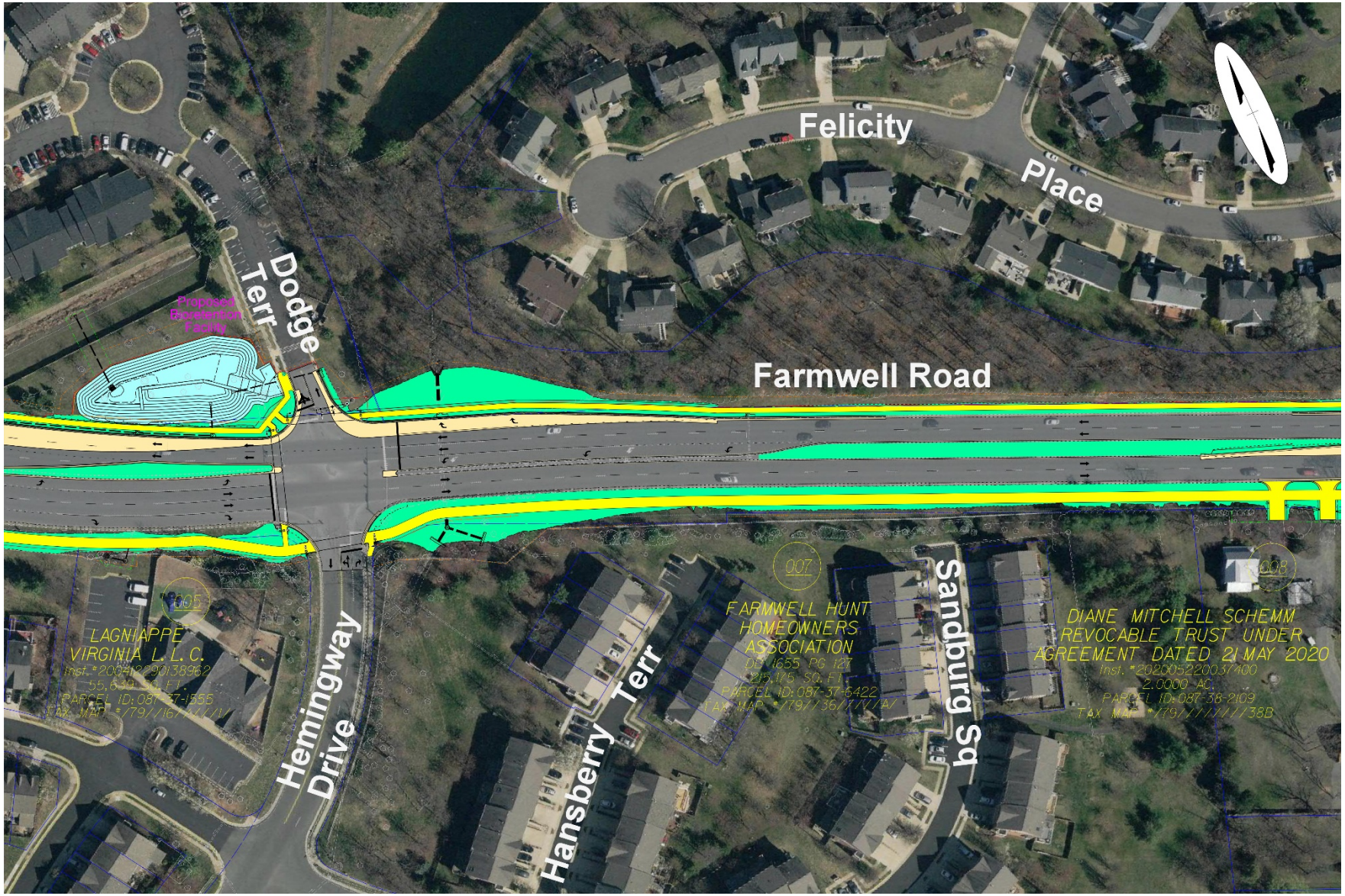
Farmwell Road at Ashburn Road

Westbound Farmwell Road – Dual Left Turn Lanes


FW VA-ASHBURN FARM VILLAGE CENTER, LLC
001
Ashburn Farm Parkway
Dodge Terr
003
KA FIELDS OF ASHBURN LLC
Farmwell Road
Dodge Terr
Proposed Bioretention Facility
Ashburn Road
034
032
031
004
FARMWELL HUNT HOMEOWNERS ASSOCIATION
FARMWELL HUNT HOMEOWNERS ASSOCIATION
LAGNIAPPE VIRGINIA L.L.C.
Hemingway Drive

Farmwell Road at Dodge Terrace and Hemingway Drive

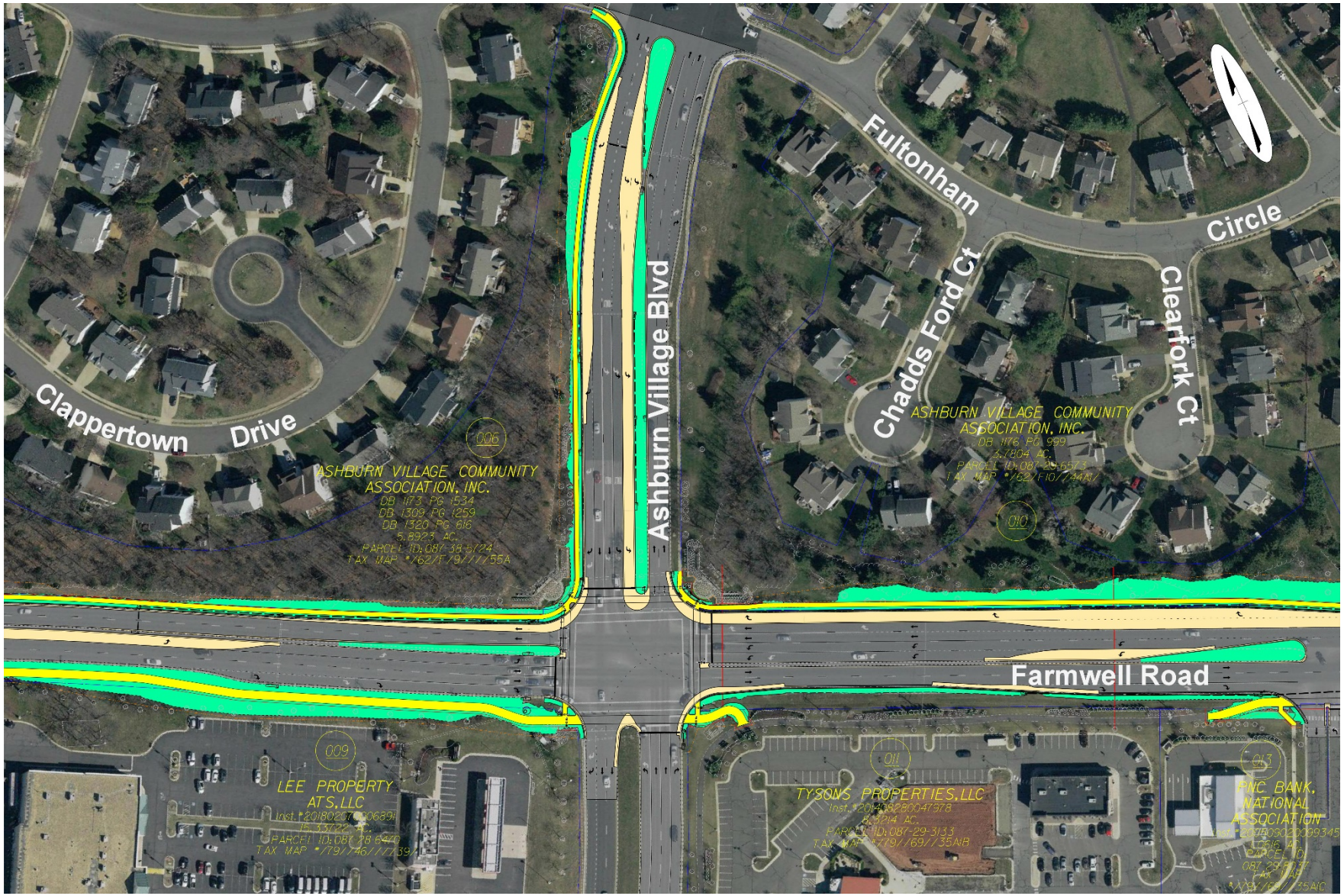
Westbound Farmwell Road – Right Turn Lane


Felicity
Place
Dodge
Terr
Farmwell Road
Hemingway
Drive
Hansberry Terr
Sandburg Sq
LAGNIAPPE
VIRGINIA L. L. C.
FARMWELL HUNT
HOMEOWNERS
ASSOCIATION
DIANE MITCHELL SCHEMM
REVOCABLE TRUST UNDER
AGREEMENT DATED 21 MAY 2020

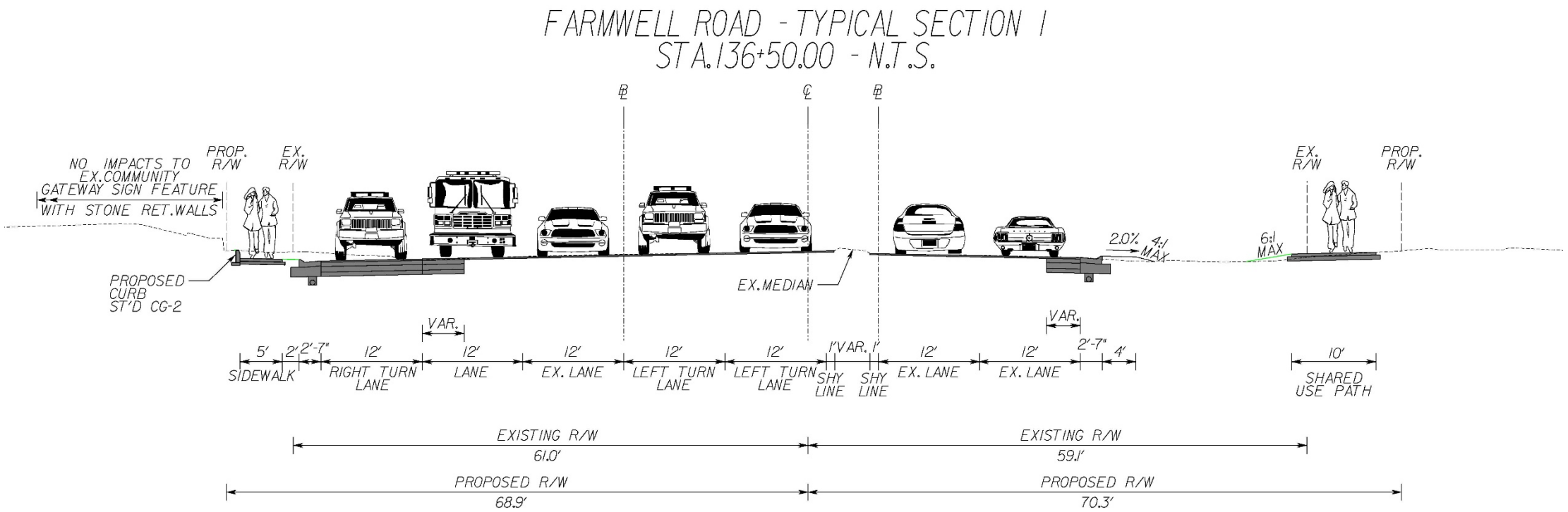
Farmwell Road at Ashburn Village Boulevard

Westbound Farmwell Road – Dual Left Turn Lanes

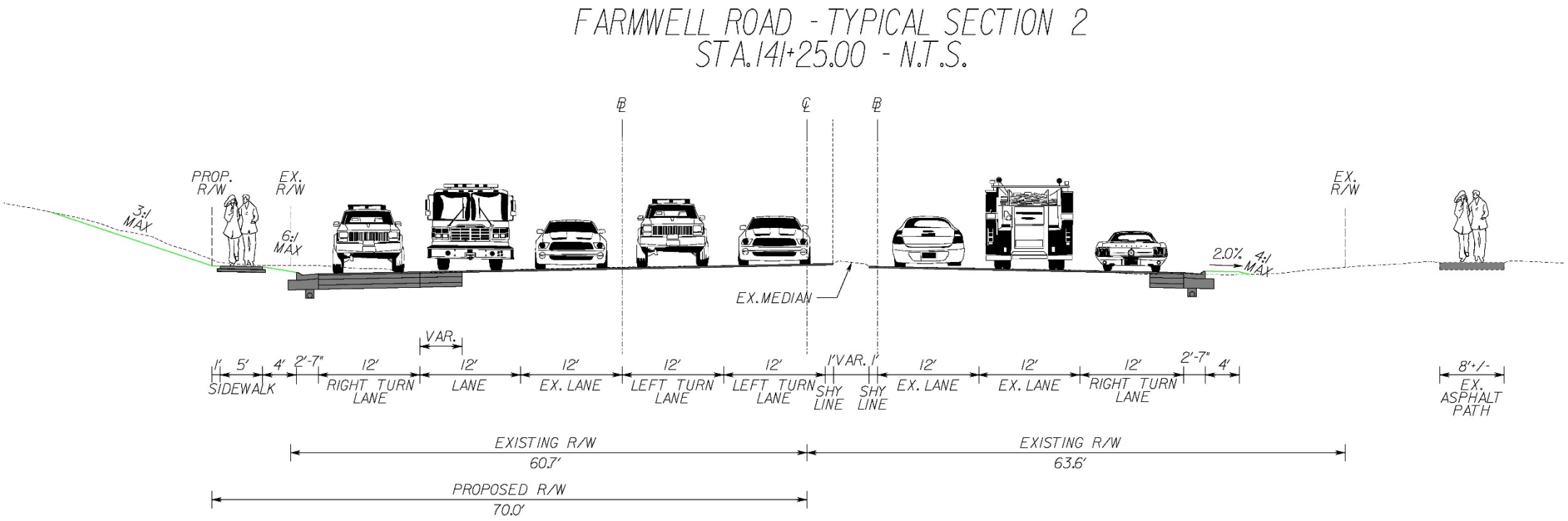
Southbound Ashburn Village Blvd. –
Dual Left Turn and Thru Lanes, Extended Right Turn Lane


Fultonham
Circle
Chadds Ford Ct
Clearfork Ct
Ashburn Village Blvd
Clappertown
Drive
Farmwell Road
ASHBURN VILLAGE COMMUNITY ASSOCIATION, INC.
ASHBURN VILLAGE COMMUNITY ASSOCIATION, INC.
LEE PROPERTY ATS, LLC
TYSONS PROPERTIES, LLC
PNC BANK, NATIONAL ASSOCIATION

Typical Section – Community Gateway Sign Feature

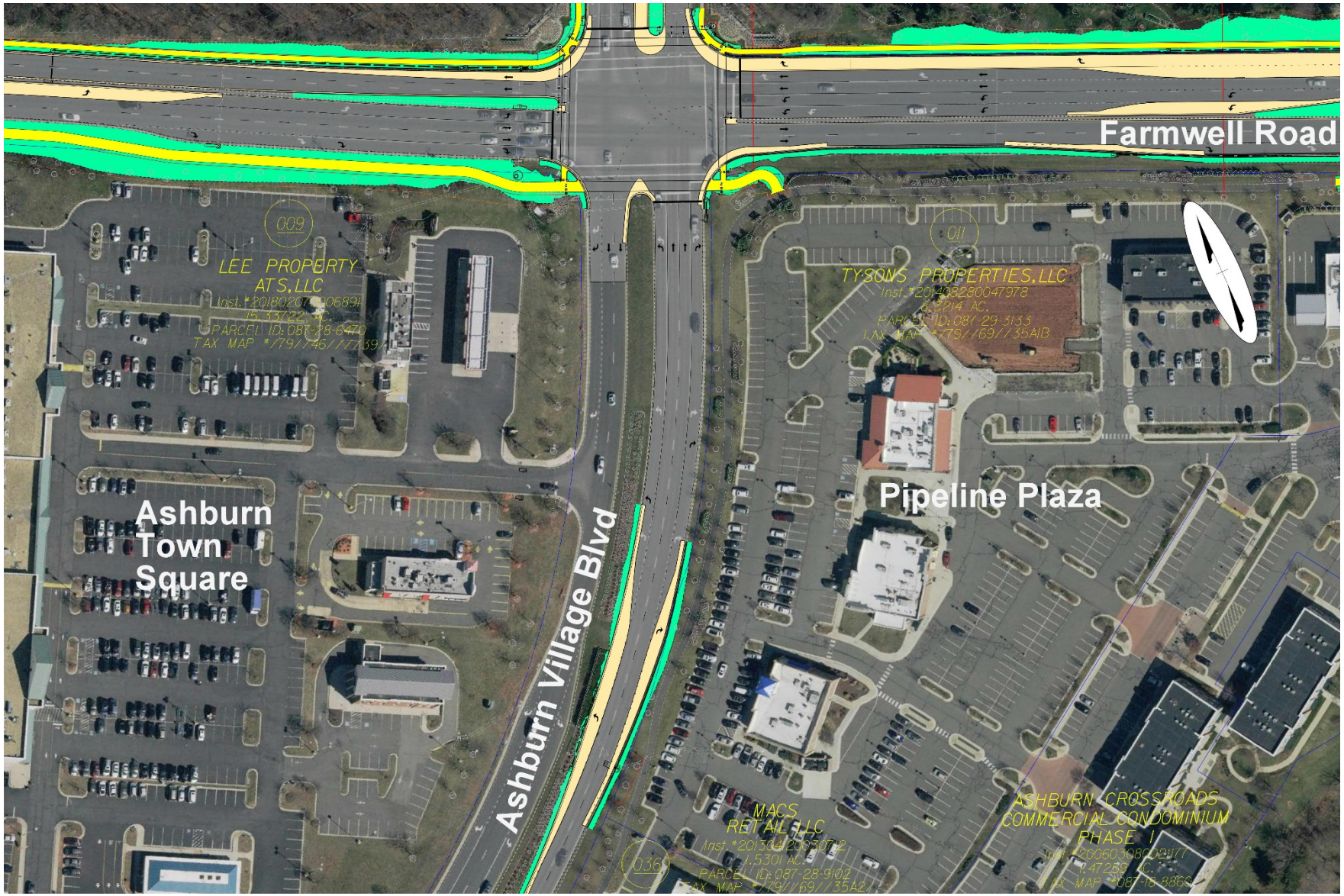


Typical Section – Existing Berm Adjacent to Community

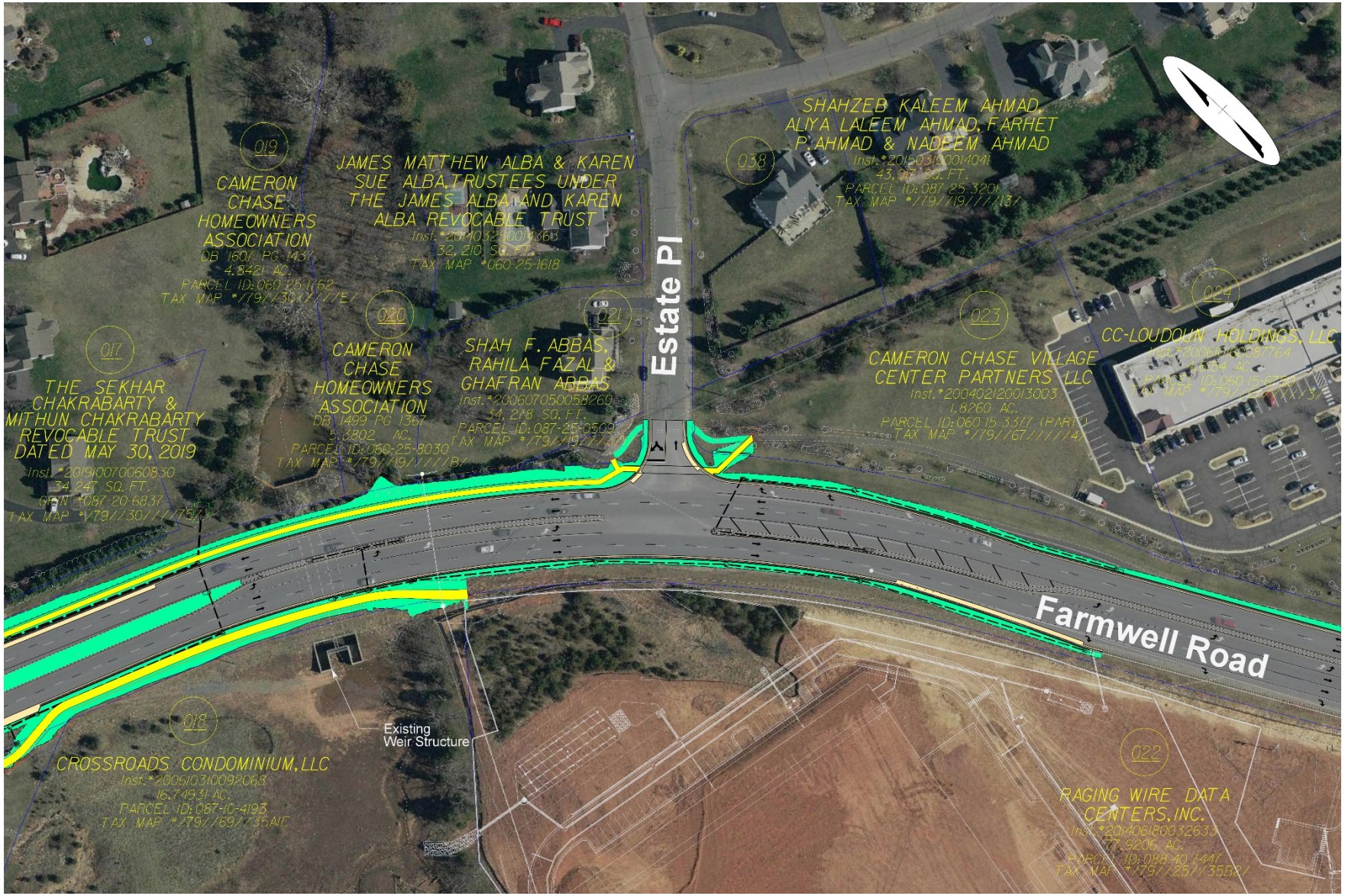


Farmwell Road at Ashburn Village Boulevard

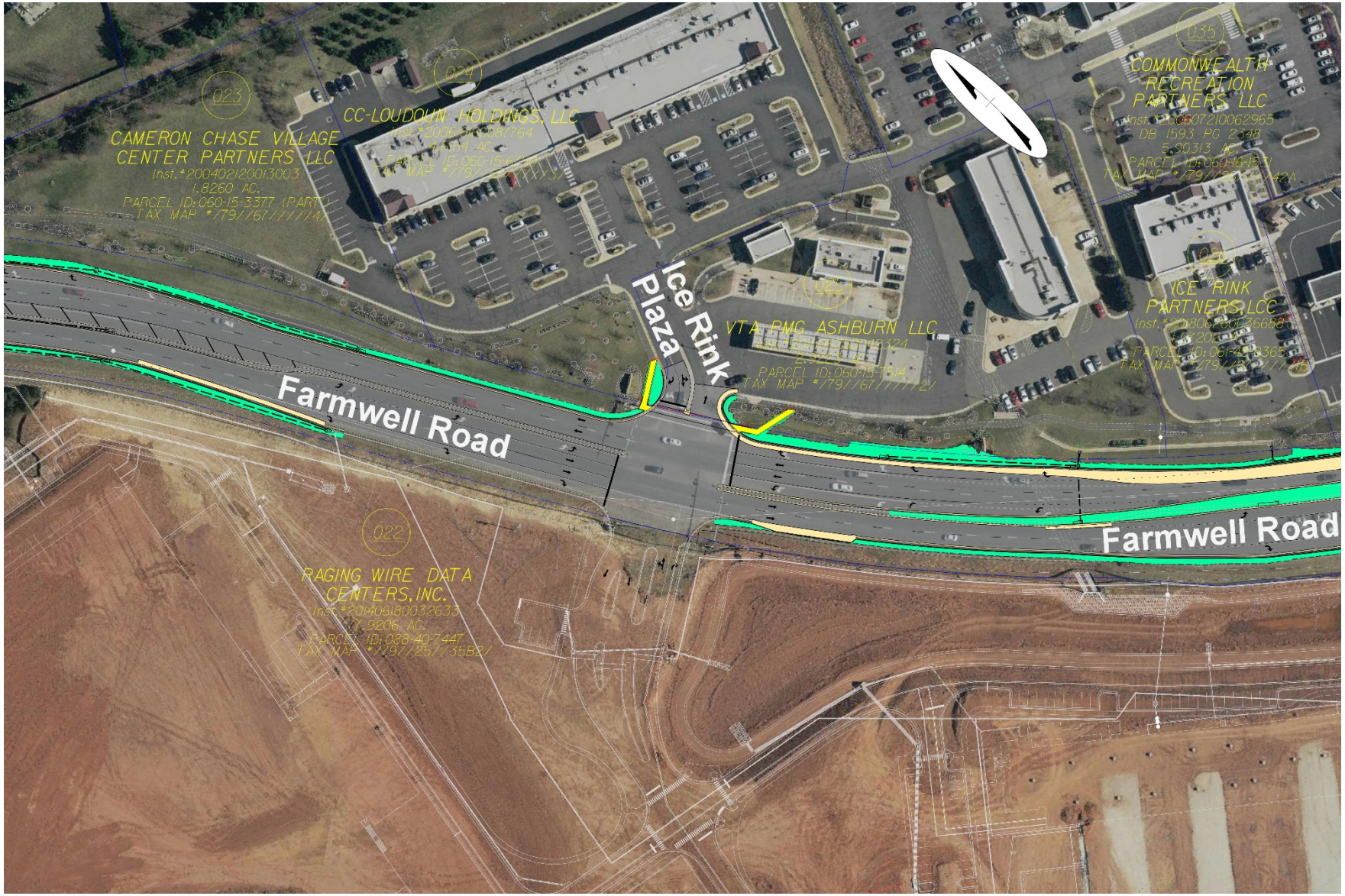
Northbound Ashburn Village Blvd – Extended Left and Right Turn Lanes


Farmwell Road
Ashburn Village Blvd
Ashburn Town Square
Pipeline Plaza
LEE PROPERTY ATS, LLC
TYSONS PROPERTIES, LLC
MACS RETAIL, LLC
ASHBURN CROSSROADS COMMERCIAL CONDOMINIUM PHASE I

Farmwell Road at Estate Place


019
CAMERON CHASE HOMEOWNERS ASSOCIATION
DB 1607 PG 1437
4.8421 AC.
PARCEL ID: 060-25-1762
TAX MAP #/79//30/////E/
JAMES MATTHEW ALBA & KAREN SUE ALBA, TRUSTEES UNDER THE JAMES ALBA AND KAREN ALBA REVOCABLE TRUST
32,210 SQ. FT.
TAX MAP #060-25-1618
038
SHAHZEB KALEEM AHMAD, ALIYA LALEEM AHMAD, FARHET P. AHMAD & NADEEM AHMAD
PARCEL ID: 087-25-3201
TAX MAP #/79//19////13/
Estate Pl
017
THE SEKHAR CHAKRABARTY & MITHUN CHAKRABARTY REVOCABLE TRUST DATED MAY 30, 2019
34,247 SQ. FT.
TAX MAP #/79//30////75/
020
CAMERON CHASE HOMEOWNERS ASSOCIATION
DB 1499 PG 1367
5.3802 AC.
PARCEL ID: 060-25-8030
TAX MAP #/79//19////B/
021
SHAH F. ABBAS, RAHILA FAZAL & GHAFRAN ABBAS
34,278 SQ. FT.
PARCEL ID: 087-25-0509
023
CAMERON CHASE VILLAGE CENTER PARTNERS LLC
1.8260 AC.
PARCEL ID: 060-15-3377 (PART)
TAX MAP #/79//67/////4/
024
CC-LOUDOUN HOLDINGS, LLC
Farmwell Road
Existing Weir Structure
018
CROSSROADS CONDOMINIUM, LLC
16.74931 AC.
PARCEL ID: 087-10-4193
TAX MAP #/79//69//35A1F
022
RAGING WIRE DATA CENTERS, INC.
77.9206 AC.
TAX MAP #/79//25//35B2/

Farmwell Road at Megawatt Drive and Ice Rink Plaza

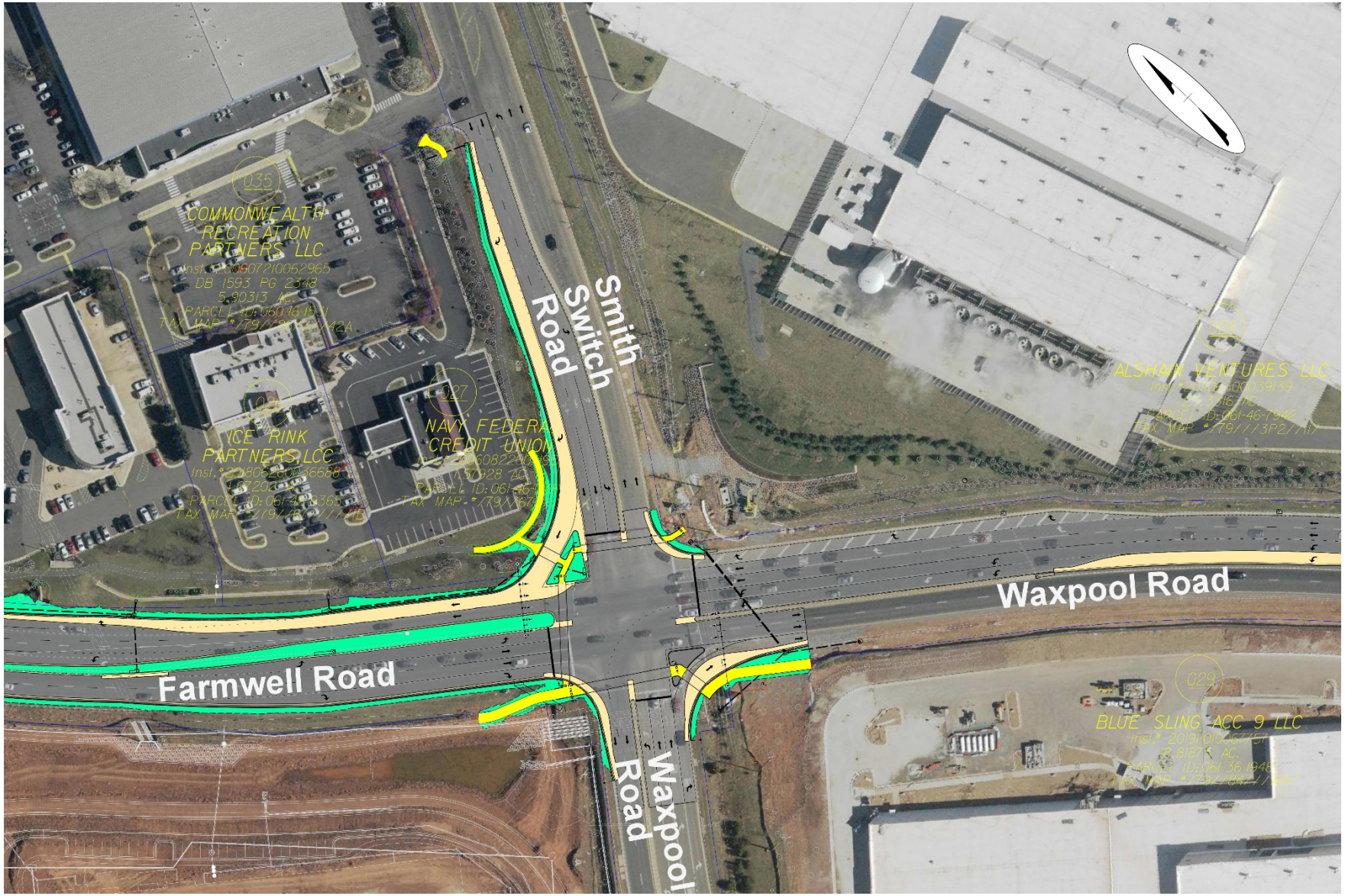


CAMERON CHASE VILLAGE CENTER PARTNERS LLC
CC-LOUDOUN HOLDINGS, LLC
COMMONWEALTH RECREATION PARTNERS LLC
ICE RINK PARTNERS, LLC
VTA PMG ASHBURN LLC
Ice Rink Plaza
Farmwell Road
Farmwell Road
RAGING WIRE DATA CENTERS, INC.

Farmwell Road and Waxpool Road at Smith Switch Road and Waxpool Road

Southbound Smith Switch Rd – Dedicated Right Turn Lane

Northbound Waxpool Rd – Free Flow Right Turn Lane


Smith Switch Road
Farmwell Road
Waxpool Road
Waxpool Road
COMMONWEALTH RECREATION PARTNERS LLC
ICE RINK PARTNERS LLC
NAVY FEDERAL CREDIT UNION
ALSHAN VENTURES LLC
BLUE SLING ACC 9 LLC

Farmwell Road and Waxpool Road at Smith Switch Road and Waxpool Road

Westbound Waxpool Rd – Dual Left Turn Lanes

Smith Switch Road
Waxpool Road
Waxpool Road
ALSHAN VENTURES LLC
BLUE SLING ACC 9 LLC

Project Schedule

Schedule

- August 2021: Project Design Approval
- August 2021-August 2023: Land Acquisition/Utility Relocation
- October 2023: Project Award
- Spring 2024: Estimated Project Construction
- Fall 2025: Estimated Project Completion

Questions?

Project Team Contact Information

Loudoun County

Suheili Pérez-Jiménez, Project Manager
Suheili.Perez@Loudoun.gov

Mark Hoffman, Design Program Manager
Mark.Hoffman@loudoun.gov

Consultant

Wallace Montgomery and Associates, LLP

Thank You

For more information:

- loudoun.gov/capitalprojects, Farmwell Road Intersection Improvements
- dtci@loudoun.gov
- 703-737-8624